

RESOLUTION NO. 2008-09 (Pershall Planned Development)

A RESOLUTION, granting preliminary approval of "Pershall Planned Development".

WHEREAS, the Wenatchee Planning Commission held an open record hearing on December 19 at the hour of 5:30 and continued said hearing until January 30, 2008 at the hour of 5:30 p.m. for the purpose of taking public testimony regarding an application for a major subdivision described on Exhibit "A" attached hereto and incorporated herein as though fully set forth; and

WHEREAS, at the conclusion of the open record hearing on January 30, 2008, the Wenatchee Planning Commission made the following findings of fact:

1. The subject property is located in the Residential Low Density R-1 zoning district within the City of Wenatchee.
2. A complete application was submitted in accordance with Wenatchee Zoning and Subdivision Ordinance, at least thirty (30) days prior to the Planning Commission hearing.
3. Appropriate notice of application and public hearing was sent in accordance with the Wenatchee Zoning Ordinance No. 3070.
4. Notice of application and public hearing was mailed to adjacent property owners and published in the Wenatchee World.
5. The application represents a residential planned development amendment with a two lot division of property resulting in 4.08 units per net acre of land.
6. Consideration has been given to provisions for drainage, roads, alley, and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds, and other public and private facilities and improvements needed to serve the development.

7. The imposition of additional conditions to the approved planned development provides certain assurances of harmony with the surrounding area or its potential future uses.
8. A SEPA Checklist has been submitted with the application materials.
9. The Resource Lands and Critical Areas Ordinance has been consulted.
10. Wenatchee Planning Commission is empowered by Ordinance No. 3070 and No. 3080 to hear Planned Development and Subdivision applications and forward recommendations to the Wenatchee City Council.

WHEREAS, at the hearing on January 30, 2008, the Wenatchee Planning Commission made the following conclusions:

1. The application, as conditioned, demonstrates consistency with the development standards and procedural requirements of Wenatchee Zoning Ordinance.
2. The application demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan density standards of the R1 zone with 4.08 units per net acre.
3. The application, as conditioned, demonstrates consistency with adopted levels of service for roads, utilities, fire protection facilities, schools and other public and private facilities needed to serve the development, with assurance of concurrency.
4. The application, as conditioned, demonstrates a compatible visual effect as seen from neighboring properties.
5. With respect to the State Environmental Policy Act, of 1971, as amended, a detailed evaluation of the environmental implication of this project has been done. The evaluation resulted in a declaration of environmental non-significance being entered for the project on November 29, 2007. The findings and conclusions of this declaration process are provided to the Planning Commission and herein adopted by reference.
6. A critical areas report is not required for this project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF WENATCHEE** as follows:

SECTION I

The City Council of the City of Wenatchee does hereby adopt the findings and conclusions entered by the Wenatchee Planning Commission on January 30, 2008.

SECTION II

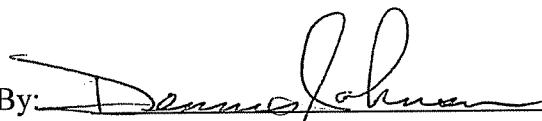
Based upon the findings and conclusions of the Wenatchee Planning Commission and the closed record hearing held on January 30, 2008, the City Council of the City of Wenatchee does hereby approve the preliminary subdivision of the property described on Exhibit "A" known as the "Pershall Planned Development", subject to the following conditions:

1. That development of the site proceeds substantially as shown on the site plan approved in PD2007-02, titled Pershall Planned Development 2006-06, on file with the Department of Community Development, except as conditioned below.
2. That a professional landscape plan be submitted for review and approval addressing all requirements of the Wenatchee Landscape and Screening Code Chapter 10.62 of Ordinance #2007-34 for Residential Zones. The landscape plan shall include a five (5) foot landscaping along the frontage of the property up to the required twenty foot access and be approved prior to finalization of the proposed land division.
3. A revocable permit from Public Works is required for any improvements to include landscaping developed within the public right-of-way.
4. The garages may remain in the orientation constructed and requested with this application; provided that they shall contain signs on the outside detailing that backing out onto Western Avenue is not allowed.
5. That any driveways abandoned by the development be completely removed and replaced with full height curb and sidewalk meeting the requirements of the Dept. of Public Works.
6. That the following requirements by the Department of Public Works under PD2006-06 be completed if not already done so:
 - a. That a new sanitary sewer lateral be provided to serve the second unit, in accordance with the requirements of the Department of Public Works.

- b. That a new domestic water service be provided to serve the second unit, in accordance with the requirements of the Chelan County PUD, Water Distribution Engineer.
- 7. If approved as submitted in PD2007-02, the applicant shall combine driveways into one access point no greater than twenty (20) feet in width and provide access easements on each parcel half the width of the approach between the right-of-way and garages.
- 8. That the final plat map and dedication sheet follow the format and contain all the information as required by the Wenatchee Subdivision Ordinance #3080, Section 408.710 and 407.720.
- 9. That all public and private utility easements be provided in locations and configurations as required by the various utility purveyors.
- 10. That prior to construction of any of the public improvements, design plans provided by a licensed professional shall be submitted to the City Engineer for approval. All plan review and inspection fees shall be paid prior to final plat approval.
- 11. That prior to final plat approval, a title report from a title insurance company authorized to do business in the state of Washington be submitted to the subdivision administrator confirming that the title to the land in the subdivision is vested in the names of the owners whose signatures appear on the face of the plat.

PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE, at a regular hearing thereof, this 14 day of February, 2008.

CITY OF WENATCHEE, a Municipal
Corporation

By: 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
VICKI REISTER, City Clerk

APPROVED:

By: _____
STEVE D. SMITH, City Attorney